

**C I R C U L A R**

No.TNRERA/A3/1677/2025

Dated: 07.05.2025

Sub: TNRERA – Registration of real estate projects  
(Layouts and Sub Divisions) – On-going  
Developments – collection of Security Deposit –  
Ordered.

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In case of the layouts where development works are in progress (ongoing layout projects), the promoter opens a separate bank account and declares a future date in Form-B for completion of the development works as well as for complying with the conditions laid down by the planning authority and local body concerned and registration of such layout projects is approved by the TNRERA as ongoing projects. However, it is difficult for the Authority to ensure whether the stipulated conditions have been fulfilled and all development works completed.

2. Therefore, in the interest of the public, it is proposed to collect a refundable non interest earning Security Deposit from the promoters for all ongoing developments to ensure that the development works are completed and the conditions stipulated by the planning authorities / local bodies / NOC agencies are complied with.

3. The Security Deposit shall be payable as given in the table below.

| Sl. No. | Category                                                                                                                                                                                                                        | Security Deposit collectable |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1.      | Extent of the layout upto 1 Acre (or) project cost upto Rs.1 Crore.                                                                                                                                                             | Rs.1 lakh                    |
| 2.      | Extent of the layout more than 1 Acre and upto 5 Acre (or) project cost more than Rs. 1 Crore and upto Rs.5 Crore.                                                                                                              | Rs.5 lakh                    |
| 3.      | Extent of the layout more than 5 Acre and upto 10 Acre (or) project cost more than Rs.5 Crore and upto Rs.10 Crore.                                                                                                             | Rs.10 lakh                   |
| 4.      | Extent of the layout more than 10 Acres (or) project cost more than Rs.10 Crore.                                                                                                                                                | Rs.20 lakh                   |
| Note:   | 1. Extent of the layout for this purpose shall be inclusive of the common area and the land donated to local body, TANGEDCO, etc.<br>2. The Security Deposit will be calculated based on the above slabs, as illustrated below: |                              |

|               |    |                                                                                                                                          |
|---------------|----|------------------------------------------------------------------------------------------------------------------------------------------|
| Illustration: | i  | If the extent of the layout is 0.75 Acre (75 cents) and project cost is Rs.1.5 Crore, the applicable Security Deposit will be Rs.5 lakh. |
|               | ii | If the extent of the layout is 6 Acre and project cost is Rs. 5 Crore, the applicable Security Deposit will be Rs.10 lakh.               |

4. Completion Report will be issued and Security Deposit will be refunded by the Authority on completion of development works, complying with the conditions laid down by the planning authority and the local body concerned and on furnishing a certificate duly certified by the Architect/Engineer, who is involved in the project. The Authority reserves the right to order for site inspection to check whether the development works are complete and whether the conditions laid down by the planning authority, local body concerned, NOC Agencies, etc. have been complied with before issue of Completion Report and releasing the Security Deposit.

5. Once the Completion Report is issued and ordered for refund of Security deposit, the Accounts Officer, TNRERA shall transfer the Security Deposit without interest through online and make entries in the system. A monthly statement shall be submitted to the Authority regarding refund of Security Deposit.

Sd/- 08.05.2025  
CHAIRPERSON

To  
All Scrutiny Officials.

Copy to:

1. P.S. to Chairperson
2. P.C. to Member (LS)
3. P.C. to Member (K)
4. Additional Director-I
5. Additional Director-II
6. Secretary (Finance & Admn.)
7. Law Officer
8. Accounts Officer (to maintain a separate account for Security Deposit)
9. Senior Programmer
10. Stock file/Spare.

/True copy/

  
Additional Director-I  
8/5/25 2 | 2

**C I R C U L A R**

**No.TNRERA/A3/1677/2025**

**Dated: 15.05.2025**

Sub: TNRERA – Registration of real estate projects  
(Layouts and Sub Divisions) – On-going  
Developments – collection of Security Deposit –  
Ordered.

Ref: This office Circular No.TNRERA/A3/1677/2025,  
dated 7.5.2025.

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In the Circular referred above, it has been decided to collect a refundable non interest earning Security Deposit from the promoters for all ongoing developments to ensure that the development works are completed and the conditions stipulated by the planning authorities / local bodies / NOC agencies are complied with.

The above referred Circular shall come into force with effect from 1.6.2025.

Sd/- 15.05.2025  
CHAIRPERSON

To  
All Scrutiny Officials.

Copy to:

1. P.S. to Chairperson
2. P.C. to Member (LS)
3. P.C. to Member (K)
4. Additional Director-I
5. Additional Director-II
6. Secretary (Finance & Admn.)
7. Law Officer
8. Accounts Officer (to maintain a separate account for Security Deposit)
9. Senior Programmer
10. Stock file/Spare.

/True copy/

  
Additional Director-II

15/5/25